

032.0

0002

0005.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

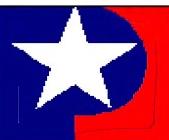
706,300 / 706,300

USE VALUE:

706,300 / 706,300

ASSESSED:

706,300 / 706,300


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
272		BROADWAY, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: CRISPIN MICHAEL & JESSICA	
Owner 2:	
Owner 3:	

Street 1: 272 BROADWAY  
Street 2:

Twn/City: ARLINGTON  
St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

**PREVIOUS OWNER**

Owner 1: DOHERTY MAE LING -

Owner 2: -

Street 1: 272 BROADWAY

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474

**NARRATIVE DESCRIPTION**

This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1850, having primarily Asbestos Exterior and 1889 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	80.	0.90	1			Med. Tr	-10					432,000						432,000	

**IN PROCESS APPRAISAL SUMMARY**

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101							6000.000		273,400		900		432,000		706,300							
Total Card							0.138		273,400		900		432,000		706,300		Entered Lot Size					
Total Parcel							0.138		273,400		900		432,000		706,300		Total Land:					
Source: Market Adj Cost									Total Value per SQ unit /Card:		373.88		/Parcel: 373.8				Land Unit Type:					

**PREVIOUS ASSESSMENT**

Parcel ID										032.0-0002-0005.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	
2020	101	FV	273,900	900	6,000.	432,000	706,800	706,800	Year End Roll	12/18/2019	
2019	101	FV	230,600	0	6,000.	459,000	689,600	689,600	Year End Roll	1/3/2019	
2018	101	FV	230,600	0	6,000.	334,800	565,400	565,400	Year End Roll	12/20/2017	
2017	101	FV	230,600	0	6,000.	291,600	522,200	522,200	Year End Roll	1/3/2017	
2016	101	FV	230,600	0	6,000.	248,400	479,000	479,000	Year End	1/4/2016	
2015	101	FV	218,200	0	6,000.	243,000	461,200	461,200	Year End Roll	12/11/2014	
2014	101	FV	186,300	0	6,000.	199,800	386,100	386,100	Year End Roll	12/16/2013	
2013	101	FV	186,300	0	6,000.	190,100	376,400	376,400		12/13/2012	

**SALES INFORMATION**

TAX DISTRICT										PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes				
DOHERTY MAE LI	53938-383		12/2/2009		400,000	No	No						
DOHERTY DANIEL-	49565-49	Family	6/6/2007		1	No	No						
	18248-282		6/1/1987		195,000	No	No	Y					

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/10/2014	639	Dormers	37,000					
10/12/2010	2121	Manual	2,500					NEW DOORS
9/5/1995	507	Manual	2,500					REPAIRS

**ACTIVITY INFORMATION**

Date	Result	By	Name
11/7/2018	Meas/Inspect	HS	Hanne S
6/26/2014	Info Fm Prmt	PC	PHIL C
4/3/2009	Meas/Inspect	163	PATRIOT
4/14/2000	Meas/Inspect	197	PATRIOT
8/1/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>														
Type: 15 - Old Style	Sty Ht: 1H - 1 & 1/2 Sty	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Good	A Bath:	Rating:	3/4 Bath:	Rating:	A 3QBth:	Rating:	1/2 Bath: 1	Rating: Average	A HBth:	Rating:											
Foundation: 3 - BrickorStone	Frame: 1 - Wood	Prime Wall: 5 - Asbestos	Sec Wall:	OthrFix:	Rating:	RESIDENTIAL GRID																				
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: WHITE	View / Desir:	<b>OTHER FEATURES</b>				Kits: 1	Rating: Average	1st Res Grid	Desc: Line 1	# Units: 1	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O		
<b>GENERAL INFORMATION</b>				A Kits:	Rating:	Other	Upper	Fpl:	Rating:	Totals	RMS: 7	BRs: 3	Baths: 1	HB: 1												
Grade: C - Average	Year Blt: 1850	Eff Yr Blt:	Alt LUC:	WSFlue:	Rating:	Lvl 2	Lvl 1	REMODELING				RES BREAKDOWN														
Jurisdct: G15	Fact: .	Const Mod:	Lump Sum Adj:	Name:	Exterior:	No Unit	RMS	BRs	FL	Interior:	1	7	3	Additions:												
<b>INTERIOR INFORMATION</b>				Phys Cond: AG - Avg-Good	26.	%	Kitchen:																			
Avg Ht/FL: STD	Prim Int Wall: 2 - Plaster	Sec Int Wall:	Partition: T - Typical	Functional:		%	Baths:																			
Prim Floors: 2 - Softwood	Sec Floors: 5 - Lino/Vinyl	Total: 30%	Override:	Economic:		%	Plumbing:																			
Bsmnt Flr: 5 - Lino/Vinyl	Subfloor:			Special:		%	Electric:																			
Bsmnt Gar:	Electric: 3 - Typical			Override:		%	Heating:																			
Insulation: 2 - Typical	Int vs Ext: S			General:			Totals	1	7	3																
<b>CALC SUMMARY</b>				<b>COMPARABLE SALES</b>																						
				Basic \$ / SQ: 130.00	Size Adj.: 1.33115470	Const Adj.: 0.92541403	Adj \$ / SQ: 160.143	Other Features: 69500	Grade Factor: 1.00	NBHD Inf: 1.00000000	NBHD Mod:	WtAv\$/SQ:	AvRate:	Ind.Val	Juris. Factor: 1.00	Before Depr: 160.14	Special Features: 0	Val/Su Net: 104.99	Final Total: 273400	Val/Su SzAd: 177.36	Net Sketched Area: 2,604	Total: 301,989	<b>SUB AREA</b>			
				Rate	Parcel ID	Typ	Date	PARCEL ID 032.0-0002-0005.0												<b>SUB AREA DETAIL</b>						
<b>MOBILE HOME</b>				Make:	Model:	Serial #:	Year:	Color:																		
<b>SPEC FEATURES/YARD ITEMS</b>																<b>IMAGE</b>										
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value									
19	Patio	D	Y	1	16X16	A	AV	2016	3.71	T	5	101				900		900								
More: N				Total Yard Items: 900				Total Special Features:								Total: 900				AssessPro Patriot Properties, Inc						